

Property Reference:- F1952

Floor Plans (For illustrative purposes and not drawn exactly to scale)

### Nota Bene

Council Tax Band: - Winchester City Council. Tax Band A

Tenure: - Residential Licence Maintenance £2,616 per annum

Property Type: - Park Home

Electricity Supply: - Mains

Gas Supply: - Own Regularly replenished container

Water Supply: - Mains

Sewerage: - Mains with Site Septic Tank

Heating: - Central Heating

Broadband - Currently supplied by BT. Average available download speed for this Postcode of 1000MB: Potential

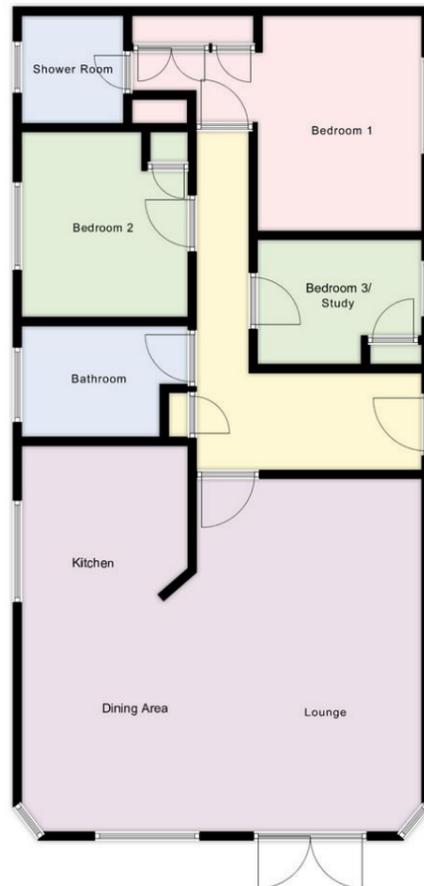
broadband speeds - <https://www.openreach.com/fibre-broadband>

Mobile signal: Available - check here for all networks - <https://checker.ofcom.org.uk/>

Parking: Driveway

Flood Risk: - Check at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)

Fenwicks Estate Agents has further information



# £245,000

4 The Glade, Wickham Court, North Boarhunt, PO17 6AF



- Three Bedrooms
- Master Bedroom with Ensuite Facil
- Open Plan Living Area With Fitted Kitchen
- Gas Heating and Double Glazing
- Composite Decking
- Off Road Parking
- Full Residential Licence
- Private Garden
- Stately Park Home (40 x 20)

**The Accommodation Comprises:-**

Front door with obscured double glazed panel inset into:-

**Entrance Hall:-**

Coving to textured ceiling, recently installed new oak wood laminate flooring, storage cupboard with shelves, further storage cupboard with cloaks hanging space, access to loft.

**Living Area/Kitchen Area:-**

19' 4" x 18' 11" (5.89m x 5.76m) Maximum Measurements

Double glazed French doors giving access to composite decking, double glazed window to rear and side elevations, recently installed new oak wood laminate flooring, electric fire, air conditioning units. Double glazed widow to side elevation, range of base and eye level unit with roll-top work surfaces, one and a half bowl stainless steel sink unit with mixer tap, hob with extractor hood over, oven, microwave, fridge/freezer, recently installed new dishwasher, recently installed new washing machine and recently installed new gas boiler concealed within wall unit.



**Bedroom3/Study:-**

8' 5" x 6' 6" (2.56m x 1.98m)

Double glazed window to side elevation, coving to textured ceiling, radiator, built-in wardrobe cupboard.



**Bedroom 1:-**

10' 9" x 13' 8" (3.27m x 4.16m) Maximum Measurements

Double glazed window to side elevation, coving to textured ceiling, range of built-in wardrobe units, radiator, and recently installed new carpet door to:-



**Ensuite Shower Room:-**

6' x 5' 6" (1.83m x 1.68m)

Obscured double glazed window to side elevation, coving to textured ceiling, white suite comprising; close-coupled WC, pedestal wash hand basin with tiled splashback, wall-mounted mirror, shower cubicle, extractor, radiator and recently installed vinyl flooring.

**Bedroom 2:-**

9' 5" x 8' 3" (2.87m x 2.51m) Maximum Measurements

Double glazed window to side elevation, coving to textured ceiling, built-in wardrobe cupboard, radiator.



**Bathroom:-**

6' 9" x 5' 7" (2.06m x 1.70m) Maximum Measurements

Obscured double glazed window to side elevation, textured ceiling, white suite comprising; close-coupled wc, wash hand basin inset vanity unit, panelled bath with shower over, shower screen, partly tiled and recently installed vinyl flooring.



**Outside:-**

Steps lead to composite decking with outside light, composite decking area for socialising and entertaining purposes, lawn, shingled area, garden shed, further lawned area to side, paved driveway for parking for two vehicles. Exterior of Park Home does not require yearly painting just washing.



**Wickham Court**

Wickham Court epitomises Park Life Style with excellent recreational facilities to enjoy within its fabulous 11 acre setting, including indoor and outdoor swimming pools, gymnasium, jacuzzi and club house. Tenure: Leasehold. Council Tax Band: A